

3 West Acres

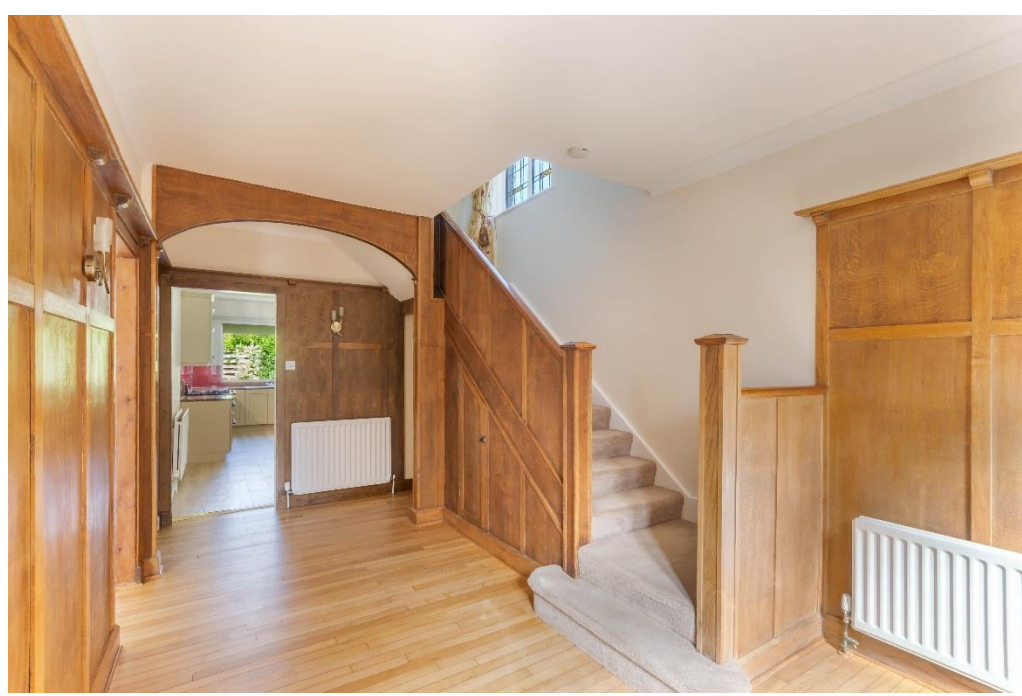
Alnwick



SANDERSON
YOUNG







3 West Acres
Alnwick, Northumberland, NE66 2PU

Fabulous, four bedroom traditional 1930's semi detached house, on the much sought after Alnmouth Road, with a mature south facing front garden, attractive landscaped rear garden with decked and stone terrace, gated gravel driveway and attached single garage - recently redecorated throughout - NO UPWARD CHAIN

A lovely and well presented, four bedroom 1930's semi-detached family home, located on the much sought after residential area of West Acres, on the Alnmouth Road. The impressive and well proportioned family home enjoys mature gardens to the front and rear, with a gated gravel driveway for four cars, and a larger style single attached garage.

The house, a much loved family home for 27 years, is ideally located for easy access into Alnwick town, with its wide range of shops, cafes, bars/restaurants, and schools for all ages.

Price Guide:
Offers Over £475,000

4 2 2 C





The house has retained many original features including wood panelling to the hallway and balustrade staircase, original wood internal doors, and recently (2025) refurbished and waxed wood parquet floors to the reception hallway. The family home benefits from a Cavendish fitted kitchen, with 'SMEG' and 'Siemens' integrated appliances, and 'Cavendish' quality fitted wardrobes to three of the bedrooms, gas central heating and double glazed windows.

Ground floor - Superb reception hallway with original wood panelling, attractive wood parquet style flooring and under stairs, recessed cloaks area | Excellent sitting room to the front, with a bay window overlooking the front garden, and cast iron wood burning stove | Versatile second reception room with open fire with decorative surround, and French doors giving access to the rear stone terrace and gardens | Generous kitchen/breakfast room fitted with a range of cabinets, with granite worktops, SMEG dual fuel Range Cooker (6 ring gas hob, two ovens and grill), two integrated Siemens fridges, plumbing for dishwasher, glazed display cabinets and wine racks | Morning/boot room, located off the kitchen - with a door to the garage and access from the rear lobby to the garden and ground floor shower room/WC | Ground floor shower/WC.



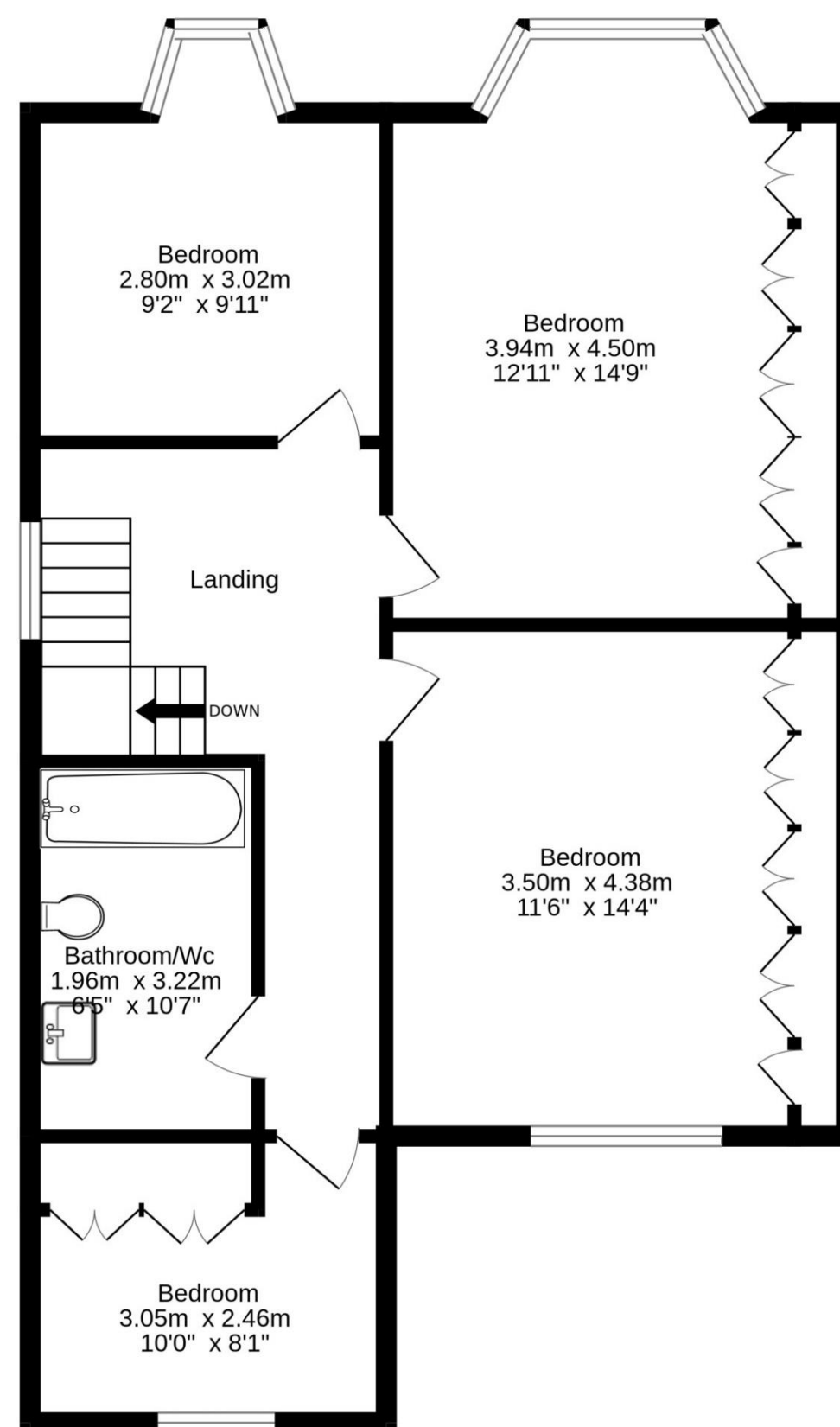
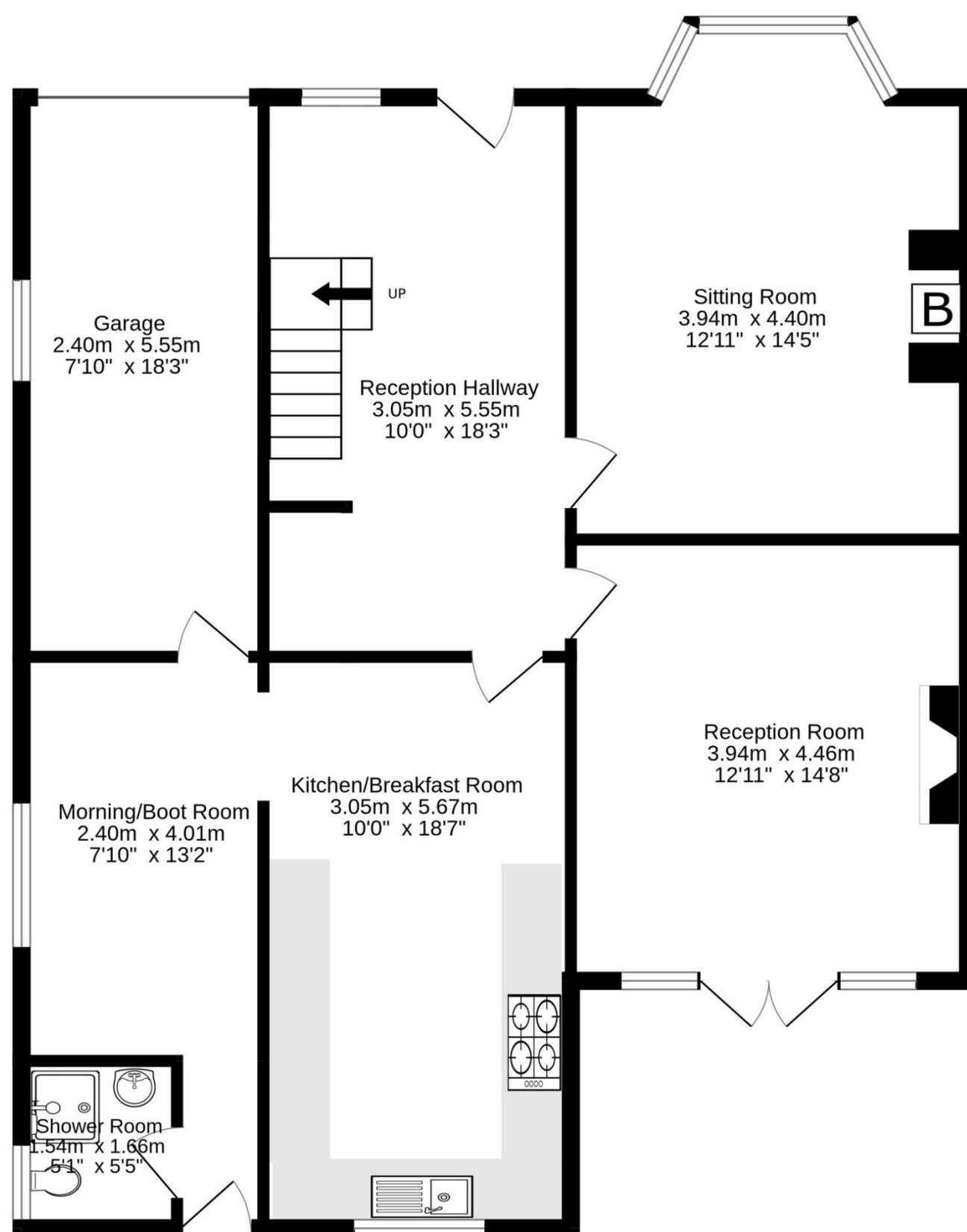
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Ground Floor
96.3 sq.m. (1037 sq.ft.) approx.

1st Floor
71.0 sq.m. (764 sq.ft.) approx.



TOTAL FLOOR AREA : 167.3 sq.m. (1801 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First floor - First floor landing with access, via a pull down ladder, to a large boarded loft with lighting | Lovely Master bedroom with a bay window to the front, a range of Cavendish built-in wardrobes, with shelving and hanging, and complimentary drawers, bedside cabinets and headboard | and bay window to the front elevation | Second large double bedroom overlooking the rear garden, with Cavendish fitted wardrobes, dressing table, bedside cabinets and headboard | Smaller double bedroom three, with a feature window to the front | Bedroom four with fitted wardrobe | Family bathroom with the original cast iron bath, traditional wash hand basin and WC, and large wall mounted mirror.

Externally - the property is approached via a gated gravel driveway, with a mature rockery & planted beds garden to the front | Off road parking for four cars | Gate to the side giving access to the rear garden | Stone terrace seating area, lawns and timber decked terrace to the corner - climbing & flowering plants to the boundary fence | Single attached garage with electric roller door, wash basin, power & lighting | Two outside water taps.

A viewing is essential to appreciate the quality and space of the accommodation, beautiful gardens and the superb location in Alnwick.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: C



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